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Development Control – Delegated Officer Report

Application Number: ADC/0388/07 **Recommendation – Permit Application**

Site: **4 Steepdown Road Sompting Lancing West Sussex**

Proposal: **Proposed single storey rear extension, two pitched dormers to front, new detached single garage and new chimney to south side elevation**

The Application

The site is located in the built up area of Sompting, a single storey, modest, detached bungalow with a pitched roof. To the north of the site are semi detached bungalows, and to the south are a row of four new build detached, chalet bungalows with front pitched roof dormer windows. The site is at a higher ground level than the highway which runs to the west of the property. Beyond the highway to the west is countryside area bounded by high level vegetation adjacent to the highway. This countryside area also falls within the Area of Outstanding Natural Beauty and the Strategic Gap as allocated within the Adur District Local Plan.

Due to the changes in ground level the property has a sloping front garden and a sloping drive way to the side to the north. The driveway leads to an existing single garage set back to the rear of the property.

Permission is sought to provide rooms in the roof by adding two identical pitched roof front dormers, 2.5 metres wide, with a maximum height of 2.2 metres and maximum depth of 2.2 metres. Two bedrooms and a bathroom will be provided at first floor level. Also proposed is a rear single storey extension 7 metres wide and 3.9 metres deep with a sloping pitched roof, this will provide a large rear lounge. A replacement single pitched roof garage is also proposed to replace the existing single garage along with a proposed new chimney 2 metres wide and 0.65 metres deep to the southern elevation of the building.

This application is a resubmission of a previously refused scheme for, a rear extension, chimney and replacement garage as with this current application. Also proposed with the previous application was front and rear matching dormers with a width of 6.2 metres and a maximum height of 2.8 metres, these dormers were proposed with sloping pitched roofs up to the ridge height of the existing building. The application was refused due to the excessively large dormers and the fact that they did not relate sympathetically to the building which would be detrimental to the character and appearance of the area. It was also considered that the proposed dormers would set a precedent for similar proposals to be permitted the cumulative effect of which would detract seriously from the area. The single storey extension, chimney and

replacement garage were considered to be acceptable under the previous application ADC/0257/07.

Consultations and Representations

Third Parties: - 1 letter has been received from the owner/occupier of the adjacent property stating that the only concern is the side porthole window which would overlook the back garden and should be fitted with obscured glazing and non opening. No objection is raised to the other components of the application.

Sompting Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2007 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction, (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designated so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing affect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity and Character of the Existing Dwelling

The proposed front dormers will be clearly visible within the street scene along with the proposed chimney. The proposed garage may be visible from the street to the side of the property however will be less prominent. It is considered that the chimney will be acceptable in this case due to its limited height and size. The rear extension although not visible within the street scene is visible from the neighbouring properties either side.

The front dormers are considered to be acceptable in this case and an improvement on the previously refused larger dormers. Development Control Standard No. 3 states that dormers should not be so large that they over dominate the dwelling, resulting in a top heavy appearance. They should be kept well below the ridge height and a large amount of the original roof slope should still be clearly visible. It is considered that the proposed dormers comply with this standard and will be in keeping with the scale, design and character of the existing property and surrounding locality.

The single storey rear extension, although covering the entire width of the rear of the property is not considered to be overly large and with the proposed sloping roof to a maximum height of 3.3 metres it is in keeping in design, size and scale with the existing dwelling. The replacement garage is also considered to be of appropriate design and scale and is in keeping with the existing building and street scene.

Residential Amenity

The main properties to be affected in this case are No. 6 Steepdown Road to the north, 1 The Downs to the south and 1 Halewick Lane to the rear. In between the site and No. 6 there is a shared, open vehicular access, the main access to the properties are from the side and to the rear the properties are enclosed by fencing at 1.8 metres with gates for access. The majority of the single storey extension will be screened by the boundary fencing to the side and there is a distance of 4.5 metres between No. 6 and the proposed extension. The owner of this neighbouring property has expressed concern over the proposed porthole window which is to be inserted into the side gable of the existing property to serve the first floor bathroom. A condition has been attached to ensure that this window is to be fitted with obscured glazing.

The proposed garage although a replacement of an existing garage is set back further to the rear than existing. It is however due to its limited height at 4 metres with a pitched roof considered to be acceptable in this case and will have no adverse impact on the amenities of the occupiers of the neighbouring property.

No. 1 The Downs to the south has a rear single storey extension of a similar depth to the proposed extension at No. 4 Steepdown Road this property is at a distance of 2 metres and there is a 1.8 metre boundary fence which screens a proportion of the proposed extension. It is considered that this relationship is acceptable and there will be no adverse impact on the residential amenities of the neighbouring properties in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. The porthole window in the north side elevation of the building shall at all times be glazed with obscured glass. Reason: - To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer....[signature].....Date....27/7/07..... 1/8/07

Chair of Planning Committee....A. J. Mills.....Date....6/08/07.....

for Head of Planning and Community.....[signature].....Date....6-8-07..